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2023 MAY -2 PM 1:07

**CITY OF GLOUCESTER
ZONING BOARD OF APPEALS**

**Remote Zoom Meeting
May 11, 2023, 7 PM**

Agenda

As the recent amendments to the open meeting law allows, the Zoning Board of Appeals will continue to hold meetings remotely. Adequate alternative access to the meeting is provided through the Zoom link below.

Persons who wish to do so are invited to view the meeting at:

Zoning Board of Appeals Meeting: May 11, 2023, 7:00 PM

Join from computer, smart device: <https://gloucester-ma-gov.zoom.us/j/86222608820>

Join via phone: +1 (312) 626-6799, Alternate +1 (929) 205-6099, or 1 (346) 248-7799

Meeting ID: 862 2260 8820

Listed items may be heard out of order.

Approval of Minutes:

4/27/2023

Continued Applications:

Petition of William Wheat seeking a Comprehensive Permit pursuant to M.G.L.C. 40B, to construct at 30-unit apartment building of rental housing of which 8 units (25%) are to be affordable at **50R Maplewood Ave. (Map 24, Lot 3)**. The petitioner is seeking waivers from dimensional requirements and use allowance of the Extensive Business (EB) zoning district as defined in the Gloucester Zoning Ordinance along with waivers from the rules and regulations of other regulatory boards and commissions of the City of Gloucester.

New Applications:

Petition of The Sarah Ann Hackett Trust-1994 for a special permit to subdivide a lot containing two detached dwellings into two lots at **31 Leonard St.**, Map 118, Lot 63.

Petition of Carlo A. Barbara for a special permit to alter an existing nonconforming structure, to exceed maximum building height (<35'), and for fewer off-street parking spaces; variance for reduced lot area, front and side yard setbacks, and percentage of vegetative cover to convert an attic into an additional dwelling unit at **96 Washington St.**, Map 17, Lot 81

Petition of 28 Atlantic Road LLC for a special permit to alter/expand a nonconforming structure by building a rear deck at **28 Atlantic Rd.**, Map 68, Lot 25.

Discussion by the Board:

Joseph Parisi, III, Chairman

The above agenda items are those reasonably anticipated by the Chair to be discussed at the meeting. Not all items listed may in fact be discussed, items not listed may also be brought up for discussion, to the extent permitted by law.

Please visit the Zoning Board of Appeals page on the City's website to view the above applications and petitions and direct all questions regarding these applications to the office of the Building Inspector during normal business hours at 978-325-5210.

All documents intended to be considered by the Board must be submitted 72 hours prior to the meetings.